



Petition Number: 1906-SPP-10 & 1906-ODP-10

Project Name: Fox Hollow

Subject Site Address: 1111 156th Street, Carmel IN 46032 (the "Property")

Petitioner: Noah Herron (the "Petitioner")

Representative: Wyatt Johnson, 40th Parallel Surveying LLC

Request: Fox Hollow by Noah Herron requests and Overall Development Plan and Primary Plat review of 4 lots on 8 acres +/- in the proposed Fox Hollow PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Residential District

Pending Zoning: Fox Hollow PUD District (19-17)

Current Land Use: Single-Family Residential

Approximate Acreage: 8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan

Staff Reviewer: Jonathan Dorsey, Associate Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT BACKGROUND

The subject 8-acre property is currently in the process of being rezoned to the Fox Hollow PUD District (Ordinance 19-17, *pending*). The subject Overall Development Plan and Primary Plat would plat the property into 4 residential lots.

The petition was reviewed by the Technical Advisory Committee at its May 21, 2019, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's June 3, 2019, meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items with comments identified as outstanding below:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see General Regulations.



12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply except for those items with comments identified as outstanding below:



- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Please see District Standards for Building Setback Lines.



Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 34) Names of legal ditches and streams on or adjacent to the site.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) and the Fox Hollow PUD Ordinance, except for those items identified as outstanding below.

- 39) **Fox Hollow PUD District Standards:** The underlying zoning district is the SF2 District (Article 4.5)

- a) Permitted Uses (Section 5)
- b) General Regulations (Section 6)

Fox Hollow PUD

i) Minimum Lot Frontage	50'
ii) Minimum Lot Width	100'
iii) Minimum Lot Area	15,000 sq ft
iv) Minimum Setbacks	
Front Yard	30'
Side Yard	12'
Rear Yard	30'
v) Maximum Building Height	Two and one-half stories

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 40) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards.

- 41) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

- 42) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 43) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 44) Architectural Standards (Article 6.3)
- 45) Building Standards (Article 6.4)
- 46) Fence Standards (Article 6.5)
- 47) Height Standards (Article 6.6)
- 48) Landscaping Standards (Article 6.8):
 - a) Preservation and Replacement of Trees:
 - i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
 - b) Selection, Installation, and Maintenance of Plant Materials:
 - c) General Landscape Design Standards:

- i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas:
 - i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees:
- f) Minimum Lot Landscaping Requirements:

Comment: To be reviewed at the time of each Lot's Detailed Development Plan review.
- g) External Street Frontage Landscaping:
- h) Buffer Yard Requirements:
- 2) Lighting Standards (Article 6.9)
 - a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9).
- 3) Lot Standards (Article 6.10)

Comment: Please see District Standards.
- 4) Setback Standards (Article 6.16)
- 5) Vision Clearance Standards (Article 6.19)
- 6) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:



- 1) Block Standards (Article 8.1)
- 2) Easement Standards (Article 8.3)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 3) Monument and Marker Standards (Article 8.5)
- 4) Open Space and Amenity Standards (Article 8.6)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 5) Pedestrian Network Standards (Article 8.7)
- 6) Storm Water Standards (Article 8.8)
- 7) Street and Right-of-Way Standards (Article 8.9)
- 8) Street Light Standards (Article 8.10)
 - a) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
- 9) Street Sign Standards (Article 8.11)
- 10) Surety Standards (Article 8.12)
- 11) Utility Standards (Article 8.13)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the June 3, 2019, Plan Commission meeting.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 3, 2019

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2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.